The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SPD29-10-11) (Mandatory 1-12)

there is an inconsistency between this form and the Contract, the Contract controls.

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

SELLER'S PROPERTY DISCLOSURE (RESIDENTIAL)

THIS DISCLOSURE SHOULD BE COMPLETED BY SELLER, NOT BY BROKER.

Seller states that the information contained in this Disclosure is correct to Seller's CURRENT ACTUAL KNOWLEDGE as of this Date. Any changes will be disclosed by Seller to Buyer promptly after discovery. Seller hereby receipts for a copy of this Disclosure. If the Property is part of a Common Interest Community, this Disclosure is limited to the Property or Unit itself, except as stated in Section L. Broker may deliver a copy of this Disclosure to prospective buyers.

If an item is not present at the Property or if an item is not to be included in the sale, mark the "N/A" column. The Contract to Buy and Sell Real Estate, not this Disclosure form, determines whether an item is included or excluded; if

	Date:									
	Property Address:									
	Seller:									
	I. IMPROVEMENTS									
A.	STRUCTURAL CONDITIONS Do any of the following conditions now exist or have they ever existed:	Yes	No	Do Not Know	N/A	Comments				
1	Structural problems									
2	Moisture and/or water problems									
3	Damage due to termites, other insects, birds, animals or rodents									
4	Damage due to hail, wind, fire or flood									
5	Cracks, heaving or settling problems									
6	Exterior wall or window problems									
7	Exterior Artificial Stucco (EIFS)									
8	Any additions or alterations made									
9	Building code, city or county violations									
1	T		ı	1						
В.	ROOF Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments				
1	Roof problems									
2	Roof material: Age Roof material: Age									
3	Roof leak: Past									

Roof work done while under current roof warranty

Roof leak: Present

Transferable

Skylight problems

Damage to roof: Past

Damage to roof: Present

Roof under warranty until

Gutter or downspout problems

5

7

9

10

		IN WORKING CONDITION					
C.	APPLIANCES Are the following now in working condition:	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Built-in vacuum system & accessories						
2	Clothes dryer						
3	Clothes washer						
4	Dishwasher						
5	Disposal						
6	Freezer						
7	Gas grill						
8	Hood						
9	Microwave oven						
10	Oven						
11	Range						
12	Refrigerator						
13	T.V. antenna: Owned Leased						
14	Satellite system or DSS dish: Owned Leased						
15	Trash compactor						
		IN WORKING CONDITION					
D.	ELECTRICAL & TELECOMMUNICATIONS Are the following now in working condition:	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Security system: Owned Leased						
2	Smoke/fire detectors: Battery Hardwire						
3	Carbon Monoxide Alarm: Battery Hardwire						
4	Light fixtures						
5	Switches & outlets						
6	Aluminum wiring (110)						
7	Electrical: Amps						
8	Telecommunications (T1, fiber, cable, satellite)						
9	Inside telephone wiring & blocks/jacks						
10	Ceiling fans						
11	Garage door opener						
12	Garage door control(s) #						
13	Intercom/doorbell						
14	In-wall speakers						
15	220 volt service						
16	Landscape lighting						
			N WORK				
E.	MECHANICAL Are the following now in working condition:	Yes	No	Do Not Know	Age If Known	N/A	Comments
1	Air conditioning:						
	Evaporative cooler						
	Window units						
	Central						
2	Attic/whole house fan						
3	Vent fans						
4	Humidifier]				l T	

5	Air purifier						
6	Sauna						
7	Hot tub or spa						
8	Steam room/shower						
9	Pool						
10	Heating system: Type						
	Fuel						
	Type Fuel						
11	Water heater: Number of						
12	Fireplace: Type						
	Fuel						
13	Fireplace insert						
14	Stove: Type Fuel						
15	When was fireplace/wood stove, chimney/flue last cleaned: Date: Do not know						
16	Fuel tanks: Owned Leased						
17	Radiant heating system: Interior Exterior Hose Type						
18	Overhead door						
19	Entry gate system						
20	Elevator						
			N WORK]		
F.	WATER, SEWER & OTHER UTILITIES			Do Not	Age If		_
	Are the following now in working condition:	Yes	No	Know	Known	N/A	Comments
1	Water filter system: Owned Leased						
2	Water softener: Owned Leased						
3	Sewage problems: Yes No Do not know						
4	Lift station (sewage ejector pump)						
5	Drainage, storm sewers, retention ponds						
6	Grey water storage/use						
7	Plumbing problems: Yes No Do not know				i e		
8	Sump nump						
9	Sump pump						
	Underground sprinkler system						
10	Underground sprinkler system Fire sprinkler system						
11	Underground sprinkler system Fire sprinkler system Polybutylene pipe: Yes No Do not know						
11 12	Underground sprinkler system Fire sprinkler system Polybutylene pipe: Yes No Do not know Galvanized pipe: Yes No Do not know						
11 12 13	Underground sprinkler system Fire sprinkler system Polybutylene pipe: Yes No Do not know Galvanized pipe: Yes No Do not know Backflow prevention device: Domestic Irrigation Fire Sewage						
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11 12 13 14 15	Underground sprinkler system Fire sprinkler system Polybutylene pipe: Yes No Do not know Galvanized pipe: Yes No Do not know Backflow prevention device: Domestic Irrigation Fire Sewage Irrigation pump Well pump	(CONDITI	ON Do Not		N/A	Comments
11 12 13 14 15	Underground sprinkler system Fire sprinkler system Polybutylene pipe: Yes No Do not know Galvanized pipe: Yes No Do not know Backflow prevention device: Domestic Irrigation Fire Sewage Irrigation pump Well pump OTHER DISCLOSURES – IMPROVEMENTS Included fixtures and equipment now in working	(CONDITI	ON Do Not		N/A	Comments
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	II. GENERAL							
Н.	USE, ZONING & LEGAL ISSUES Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments		
1	Zoning violation, variance, conditional use, violation of an enforceable PUD or non-conforming use							
2	Notice or threat of condemnation proceedings							
3	Notice of any adverse conditions from any governmental or quasi-governmental agency that have not been resolved							
4	Violation of restrictive covenants or owners' association rules or regulations							
5	Any building or improvements constructed within the past one year from this Date without approval by the Association or the designated approving body							
6	Notice of zoning action related to the Property							
7	Other legal action							
I.	ACCESS, PARKING, DRAINAGE & SIGNAGE Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments		
1	Any access problems							
2	Roads, driveways, trails or paths through the Property used by others							
3	Public highway or county road bordering the Property							
4	Any proposed or existing transportation project that affects or is expected to affect the Property							
5	Encroachments, boundary disputes or unrecorded easements							
6	Shared or common areas with adjoining properties							
7	Requirements for curb, gravel/paving, landscaping							
8	Flooding or drainage problems: Past							
9	Flooding or drainage problems: Present							
J.	WATER & SEWER SUPPLY Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments		
1	Water Rights: Type							
2	Water tap fees paid in full							
3	Sewer tap fees paid in full							
4	Subject to augmentation plan							
5	Well required to be metered							
6								
	SOME WATER PROVIDERS RELY, TO VARYING D TO CONTACT YOUR PROVIDER (OR INVESTIGAT SUFFICIENCY OF THE PROVIDER'S WATER SUPPL	ГЕ ТНЕ						
7	Type of sanitary sewer service: Public Community If the Property is served by an on-site septic system, supply to Type of septic system: Tank Leach Lagoon				Other			

K.	ENVIRONMENTAL CONDITIONS Do any of the following conditions now exist or have they ever existed:	Yes	No	Do Not Know	N/A	Comments
1	Hazardous materials on the Property, such as radioactive, toxic, or biohazardous materials, asbestos, pesticides, herbicides, wastewater sludge, radon, methane, mill tailings, solvents or petroleum products					
2	Underground storage tanks					
3	Aboveground storage tanks					
4	Underground transmission lines					
5	Animals kept in the residence					
6	Property used as, situated on, or adjoining a dump, land fill or municipal solid waste land fill					
7	Monitoring wells or test equipment					
8	Sliding, settling, upheaval, movement or instability of earth or expansive soils on the Property					
9	Mine shafts, tunnels or abandoned wells on the Property					
10	Within governmentally designated geological hazard or sensitive area					
11	Within governmentally designated flood plain or wetland area					
12	Dead, diseased or infested trees or shrubs					
13	Environmental assessments, studies or reports done involving the physical condition of the Property					
14	Property used for any mining, graveling, or other natural resource extraction operations such as oil and gas wells	_				
15	Interior of improvements of Property tobacco smoke-free					
16	Other environmental problems					

L.	COMMON INTEREST COMMUNITY – ASSOCIATION PROPERTY Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments
1	Property is part of an owners' association					
2	Special assessments or increases in regular assessments approved by owners' association but not yet implemented					
3	Has the Association made demand or commenced a lawsuit against a builder or contractor alleging defective construction of improvements of the Association Property (common area or property owned or controlled by the Association but outside the Seller's Property or Unit).					

M.	OTHER DISCLOSURES – GENERAL Do any of the following conditions now exist:	Yes	No	Do Not Know	N/A	Comments
1	Any part of the Property leased to others (written or oral)					
2	Written reports of any building, site, roofing, soils or engineering investigations or studies of the Property					
3	Any property insurance claim submitted (whether paid or not)					
4	Structural, architectural and engineering plans and/or specifications for any existing improvements					
5	Property was previously used as a methamphetamine laboratory and not remediated to state standards					
6	Government special improvements approved, but not yet installed, that may become a lien against the Property					

Seller and Buyer understand that the real estate brokers do not warrant or guarantee the above information on the Property. Property inspection services may be purchased and are advisable. This form is **not** intended as a substitute for an inspection of the Property.

ADVISORY TO SELLER:

Failure to	disclose a	known	material	defect	mav	result	in	legal	liability	Ι.

	The information contained in this Disclosure has been furnished by Seller, who certifies to the truth thereof based on Seller's CURRENT ACTUAL KNOWLEDGE.									
Selle	r	Date	Seller	Date						
ADV	ISORY TO BUYER:									
•	a. the physical condition of the b. the presence of mold or other c. the presence of rodents, insect d. the legal use of the Property e. the availability and source of f. the environmental and geolog g. the presence of noxious week	accurately and fully ex Property; r biological hazards; ets and vermin includir and legal access to the f water, sewer, and utili- gical condition of the F ds; and	valuate the Property to confirming termites; Property; ities; Property;	edge, Buyer should thoroughly inspect the the status of the following matters: t are important to Buyer as Buyer decides						
know	l knowledge" is intended to limit S	eller's disclosure only or what Seller "should	to facts actually known by the	f the date of this form. The term "current Seller and does not include "constructive rty. The Seller has no duty to inspect the						
3. perfo	Valuable information may be orming more specific evaluations an			and other experts may assist Buyer by						
4. of a 6	Boundaries, location and ownershispute between a property owner a			s of the Property may become the subjects e likelihood of such problems.						
5. Disc	Whether any item is included or dosure.	excluded is determined	by the contract between Buye	er and Seller and not this Seller's Property						
		ation that an item is "w	orking" is not to be construed	intended purposes or use of the Property. as a warranty of its continued operability						
7.	Buyer hereby receipts for a copy	of this Disclosure.								
Buye	er	Date	Buyer	Date						